

BURT VIEW ASSOCIATION FINANCES

7812 & 7842 W M68 HWY, INDIAN RIVER, MI 49749

OPERATING INCOME/ EXPENSES	2024 Actual	2025 Actual	2026 BUDGET	COMMENTS
Home Owners Dues	\$54,000.00	\$54,000.00	\$66,600.00	Starting 1/1/26 HOA \$1850 every 6 months
Assessment			\$43,200.00	Assessment monies to cover roof repair for Unit C and increase of lake stairs repair
LPL Finacial Investments	\$1,363.45			
Water Fee Charges	\$703.02	\$925.41	\$1,100.00	Total for (3) Neighbors - Covers portion of Consumer Invoice for Well electric and EGLE/Testing
Garage Rental	\$1,000.00	\$1,000.00	\$1,000.00	Helner and Higgins
Total Funds	\$57,066.47	\$55,925.41	\$111,900.00	
Reserve Funds	\$5,400.00	\$5,400.00	\$6,660.00	10% of Funds in Citizens savings account #783226 (3.5% CD per month)
PAYMENTS				
PAC FCU Loan (P&I)	-\$14,400.00	-\$14,400.00	-\$14,400.00	
Auto Ownsers Insurance	-\$16,000.00	-\$18,674.10	-\$19,000.00	Increase due to Additional Coverage & Insurance Premium increase
Dock Maintanance	-\$1,400.00	-\$1,400.00	-\$1,400.00	Seasonal install and removal of dock - everyone has access
Lake Access Stairs Repair			-\$17,640.00	(1) Quote from Brian Coffell Builders-Need added railing and supports
General M&R	-\$1,805.00	-\$4,484.94	-\$5,000.00	Unit C-Need Screens replaced on Patio, Unit C steps repaired, clean Gutters, power wash siding both units & garage, trim bushes, power wsh boardwalk
Lawn Maintenance	-\$2,662.50	-\$4,245.00	-\$4,000.00	Mow & (True Green - 2024)
Mulch	-\$1,500.00	\$0.00	-\$980.84	Northstar Gardens
Irrigation System	-\$300.00	-\$475.00	-\$500.00	Aqua
Irrigation System Unit D	-\$400.00	-\$400.00	\$0.00	O-Grady -
Tree Trimming	-\$6,500.00	-\$3,000.00	-\$2,000.00	Possibly clean up new falling trees
Driveway		-\$2,750.00	\$0.00	Top coat for Unit C (needs to be maintained yearly)
Snow Removal	-\$1,375.00	-\$4,552.00	-\$7,500.00	2026 much harder winter Feb-April
EGLE/Water Test	-\$2,817.00	-\$4,819.00	-\$3,000.00	State of Michigan charges and local testing charges

Consumer Energy	-\$659.88	-\$1,493.76	-\$1,500.00	Unit C&D and Garage
Consumer Energy	-\$734.04	-\$1,614.59	-\$1,700.00	Well
Dumpster	-\$1,875.39	-\$2,203.64	-\$1,800.00	GFL
Roof Repair Unit C		-\$11,439.14	-\$26,025.00	Lee Roofing fixed Unit 6 Roof Oct 2025/ Sean Scott Repairs Jun2026 for 7-10 Units
G. Scott Lange Assc Taxes/Audit	-\$750.00		-\$750.00	Taxes and Audit - 2022/2023 & 2024/2025
Misc	-\$2,010.00	-\$2,691.76	-\$1,950.00	Preservation Society ,Flowers,Audit-Legal Fees-Jake Turner, Paper,ink,USPS Box,Meeting Supplies/Refreshments,Mailbox Name Tags,Bank Deposit slips
TOTAL EXPENSES	-55,188.81	-78,642.93	-109,145.84	Operating Expenses
TOTAL REMAINING BY YEAR END	\$1,877.66	-\$22,717.52	\$2,754.16	